

# Board of County Commissioners

## Division of Planning & Development

### Planning Department

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## Development Review Committee Meeting October 27, 2003

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Michael Springstead-County Engineer, Marie Keenum-911 Coordinator, Mike Tucker-Villages Fire Chief, Bill Gulbrandsen-Fire Services Director and Alysia Akins-Secretary.

The meeting convened at 2:07 P.M.

Mr. Helms moved to approve the minutes of the October 20, 2003 meeting. Mr. Lukert seconded the motion and the motion carried.

### Old Business:

None

### New Business:

#### ***Central Beef Expansion – Major Development –Preliminary Plan Review***

Mr. Helms moved to table this item since the project required a special use permit. Mrs. Keenum seconded the motion and the motion carried.

#### ***Avante @ The Villages Nursing Home– Major Development – Preliminary and Engineering Plan Review***

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a two-story nursing home. Staff comments were discussed. All regulatory agency permits are needed, along with an impervious table comparison for Spanish Plaines. The allowed number of beds per residential units should be found in the approved development order. This information needs to be added to the site notes, along with the total number of proposed beds. The fencing needs to be corrected along the driveways. Sign dimensions and setbacks are needed, along with the exterior lighting details. The landscaping should be type "B". A dumpster pad enclosure needs to be shown. Engineering comments were discussed. The call-outs need to be shown on the sanitary/sewer plans, along with the water meter line size. The fire department connections were discussed.

Mr. Helms moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans and all regulatory agency permits being submitted. Mrs. Keenum seconded the motion and the motion carried.

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***VOS: Lake Miona Regional Recreation Center – Major Development – Preliminary Review***

Richard Busche, Kimley-Horn and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to construct a recreation center, sidewalk, patio, pavilion, pool, deck and bleachers. Staff comments will be addressed. The center will be for the use of events and gatherings only. Setback and sign information, and the exterior lighting details will be added to the plans. Bailey Trail will be maintained by Sumter County and the Villages will maintain the proposed cart path. This information should be indicated on the plans.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on a revised plan. Mr. Springstead seconded the motion and the motion carried.

***VOS: Mount Pleasant Villas – Major Development – Preliminary Plan Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 67-unit subdivision. The interior walls/fences need to be added to the legend and shown on the engineering plans. Possible line of sight issues were discussed. It was suggested the emergency access gates have the ability to be opened on both sides and swing both directions. Chief Tucker will look into this issue further.

Mr. Springstead moved to approve the preliminary plans, subject to all comments being addressed on the engineering plans. Mr. Helms seconded the motion and the motion carried.

***VOS: Allamanda Villas – Major Development – Preliminary Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 61-unit subdivision. Staff and engineering comments were the same as above regarding the emergency access gates and interior walls/fences.

Mr. Helms moved for preliminary approval, subject to all comments being addressed on the engineering plans. Mr. Springstead seconded the motion and the motion carried.

**Q & A-Public Forum:**

None

The next meeting will be on November 3, 2003.

Mr. Helms moved to adjourn. Mrs. Keenum seconded the motion and the motion carried.

The meeting adjourned at 2:32 PM.